

## **\$594,500 - 29 Wesleyan Court, Fort Saskatchewan**

MLS® #E4464133

### **\$594,500**

2 Bedroom, 2.00 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Wonderful pride of ownership & curb appeal for this former Concept Homes showhome Bungalow in a quiet cul de sac backing onto the trail system. This 1600+ sf home is ready with 2 bedrooms plus a den, beautiful hardwood and tile flooring. Open concept living area has the granite island kitchen w/ an eating bar, corner pantry, & lots of counters. The spacious dining area has a buffet nook and looks out to the backyard through patio doors. The living room has a tray-ceiling w/ accent lighting and a 2 sided fireplace with stone surround + mantle. The well-appointed main bedroom also boasts the tray ceiling plus a walk-in closet, spacious ensuite w/ corner jetted tub. Beautiful front den, 2nd bedroom & 4pc main bath round it out. Great potential in the basement w/ 3 large windows for up to 3 more bedrooms. Ultra low maintenance yard with artificial turf, curbing & vinyl fencing, a huge, covered composite deck w/ glass railing. 24x26 attached garage is heated w/ newly finished epoxy floor and extra wide driveway.

Built in 2009

### **Essential Information**

MLS® # E4464133

Price \$594,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 29 Wesleyan Court |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0C9           |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 5                                                                                                             |
| Parking        | Double Garage Attached                                                                                        |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                            |
| Fireplaces        | Double Sided, Mantel                                                                                                                                                                                 |
| Stories           | 1                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                                     |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, No |

|              |                           |
|--------------|---------------------------|
|              | Through Road, Shopping Ne |
| Roof         | Asphalt Shingles          |
| Construction | Wood, Stone, Vinyl        |
| Foundation   | Concrete Perimeter        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 62            |



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Listing information last updated on November 3rd, 2025 at 5:47am MST